

# SALES DISCLOSURE FORM

State Form 46021 (R5/6-05)

Prescribed by Department of Local Government Finance  
Pursuant to IC 6-1.1-5.5

**PRIVACY NOTICE:** The telephone numbers of the parties on this form are confidential according to IC 6-1.1-5.5-3(d).



**PART 1 - To be completed by BUYER/GRANTEE and SELLER/GRANTOR (typed or printed in black ink)**

Parcel Number(s) (Show additional parcels on separate sheet if necessary.)

Acreage or Lot Size

Part of Parcel  
(split)[illegible]

--	--	--	--	--	--	--

○

--	--	--	--	--	--	--	--

○

| | | | | | | | | | | | | | | | | | | | |

○

Address

--

# of Parcels

City, Town, or Post Office

State

ZIP Code

--

Tax Billing Address (if other than property address)

--

City, Town, or Post Office

State

ZIP Code

--

## Legal Description

--

**Identify all conditions/items that apply**

**NOTE: If items 12-21 apply, filers are not subject to disclosure filing fee.**

- ☐ 1-Buyer is an adjacent property owner

☐ 2-Vacant Land

☐ 3-Exchange for other real property ("Trade")

☐ 4-Seller Paid Points; amount if applicable

\$  ,  ,

☐ 5-Change planned in the primary use of the property? Describe in special circumstances.

☐ 6-Existence of family or business relationship between buyer and seller

☐ 7- Land Contract Dated: \_\_\_\_\_

☐ 8-Personal property included in transfer; amount if applicable

\$  ,  ,

☐ 9- Significant physical changes to property between March 1 and date of sale

☐ 10- Non-Warranty deed; specify type \_\_\_\_\_

☐ 11- Partial interest. Describe in special circumstances.

☐ 12-Security interest documents such as mortgages or trust deeds.

☐ 13-Leases less than 90 years

☐ 14-Document resulting from foreclosure, or express threat of foreclosure, divorce court order, condemnation, probate or other judicial proceedings.

☐ 15-Agreements and other documents for mergers, consolidations, and incorporations

☐ 16-Quitclaim deeds not serving as a source of title

☐ 17-Documents involving the partition of land between tenants in common, joint tenants, or tenants by the entirety.

☐ 18-Transfer to a charity, not-for-profit or government institution

☐ 19-Transfer for no or discounted consideration, or gift

☐ 20-Rerecording to correct prior recorded document

☐ 21-Easements, Right-of-way grants

Contract Date (MM/DD/YYYY)

Sales Price

\$ 

--	--	--

 , 

--	--	--

 , 

--	--	--

Describe any unusual or special circumstances related to this sale, including the specification of any less-than-complete ownership interest and terms of seller financing.

--

## PART 1 - To be completed by BUYER/GRANTEE and SELLER/GRANTOR (typed or printed in black ink)

Seller(s)/Grantor(s)

Seller 1 - Name or Entity as appears on deed

Address

City, Town, or Post Office

State

ZIP Code



Seller 2 - Name or Entity as appears on deed

Address

City, Town, or Post Office

State

ZIP Code



Preparer Name and Address

Preparer Phone



Buyer(s)/Grantee(s)

Buyer 1 - Name or Entity as appears on deed

Address

City, Town, or Post Office

State

ZIP Code



Buyer 2 - Name or Entity as appears on deed

Address

City, Town, or Post Office

State

ZIP Code



Will this property be the buyer's primary residence?

☐ Yes☐ No

Under penalties of perjury, I hereby certify that this Sales Disclosure, to the best of my knowledge and belief, is true, correct and complete as required by law, and is prepared in accordance with IC 6-1.1-5.5, "Real Property Sales Disclosure Act".

Signature of Seller

Signature of Buyer

Seller Sign Date  
(MM/DD/YYYY)
Buyer Sign Date  
(MM/DD/YYYY)

Seller Phone

Buyer Phone

Signatures

## PART 2 - COUNTY AUDITOR

AUDITOR'S FILE STAMP

Completion ☐ Yes ☐ No

Date Entered in Transfer Book

## PART 3 - COUNTY OR TOWNSHIP ASSESSOR

County Assessor or other assessing official must verify and complete the following information:

☐

Significant physical changes to property between March 1 and date of sale

\$




AV LAND

Property class /  
use code

Taxing District (DLGF assigned)

\$




AV IMPV

\$




AV TOTAL

☐

Valid Sale

NEIGHBORHOOD CODE

**INSTRUCTIONS**

Indiana law requires a sales disclosure form to be completed when a conveyance document (see definition below) is filed with the county auditor. The county auditor may not accept a conveyance if (1) the sales disclosure form is not included with the conveyance document; or (2) the sales disclosure form is incomplete. A person filing a sales disclosure form shall pay a fee of ten dollars (\$10.00) to the county auditor.

**PART 1: BUYER AND SELLER INFORMATION**

**Property Transferred Information.** Either the buyer/grantee or the seller/grantor should provide the parcel number(s) (including all dashes and decimals), full address, tax billing address, lot size, and legal description of the parcel(s) transferred. A legal description is especially important for metes and bounds descriptions and new parcels. If the transaction consists of more than three parcels, an additional list of parcel numbers and lot sizes must be attached to this document.

**Sales conditions/items.** The information in this section is used to determine sales characteristics, establish market value, determine applicability of the sale and for use in ratio or other studies. The appropriate circle or circles should be filled in for all conditions/items that apply to the sale. With regard to personal property (see definitions below), the buyer or seller must enter an estimated value of the personal property included in the sale. Similarly, the buyer and seller must enter the amount of seller paid points as applicable. Please note that while indicating that certain conditions/items will result in not paying a filing fee, the buyer/grantee or seller/grantor is still responsible for completing the form in full.

**Sales Data.** The date and sales price of the property transfer is to be printed in the spaces provided. Any unusual or special conditions of the sale that may affect the sales price or terms of the sales agreement should also be described.

**Seller/Grantor Information.** Seller(s)/grantor(s) are to provide the full name and address for seller(s) or entity as applicable. If there are more than two individuals or entities involved in the transaction, additional ownership information must be included in an attachment to this form. The seller/grantor must also provide the name, address, and telephone number of the preparer of the form.

**Buyer/Grantee Information.** Buyer(s)/grantee(s) are to provide the full name and address for buyer(s) or entity as applicable. If there are more than two individuals or entities involved in the transaction, additional ownership information must be included in an attachment to this form. The buyer/grantee must also indicate whether the property will be used as a residential primary residence.

**Signature and Verification.** The buyer/grantee, seller/grantor or their representatives must sign one (1) sales disclosure form, or if the parties do not agree on the information to be included on the completed form, each party must sign and file a separate form. If anyone other than the buyer/seller or an attorney of the buyer/seller is filling out the form, a properly executed Power of Attorney must be completed and attached. **A person who knowingly and intentionally falsifies or omits any information required on this form commits a Class A infraction.**

**PART 2: COUNTY AUDITOR RESPONSIBILITY**

The county auditor is responsible for collecting the filing fee as well as ensuring that all parties to the conveyance have completed and signed the form as required. The county auditor may not accept the sales disclosure statement if the statement is not signed by the buyer or seller. If the buyer or seller fails to completely fill out their designated portion of the form, the county auditor may not accept the conveyance document. The county auditor must also confirm the date the property was duly entered for transfer.

**PART 3: COUNTY ASSESSOR INFORMATION**

The county assessor is responsible for determining whether or not significant physical changes have been made to the property between March 1 and the date of sale. The county assessor is also responsible for entering property class or use codes, the proper department of local government finance taxing district number, the current assessed value, and neighborhood code information. The county assessor and/or other assessing officials are responsible for verifying the sale as well (note that verification is not required prior to submitting sales data to the DLGF). Sales disclosure forms provided in response to public records requests should not include phone numbers.

**Definitions**

**Conveyance Document** means any document, land sale contract, deed, quitclaim deed serving as a source of title, or other document presented for recording, that purports to transfer a real property interest for valuable consideration.

**Personal property** – items that are not attached (built-in or affixed) to the real estate (land and buildings). This might include items such as washers, dryers, window treatments, stoves and refrigerators. Other items considered personal property are boats and other vehicles, inventories (livestock, goods in process or for trade, or agricultural commodities) and machinery used in farming or manufacturing.